



December 18, 2015

Mr. David Lloyd  
 Director of Brownfields Cleanup and Revitalization  
 U.S. Environmental Protection Agency  
 Washington, DC

Subject: FY 2016 Community-Wide Hazardous Substance and Petroleum Grants  
 City of Bay City, Bay County, Michigan  
 Transmittal Letter

Dear Mr. Lloyd:

The City of Bay City Michigan is providing this proposal for consideration for a Community-Wide Assessment Grant (\$200,000 Hazardous Substance and \$200,000 Petroleum). Grant funds would be used to assess brownfield sites located within the City of Bay City, Michigan. Bay City is a port city located on the southern shorelines of Lake Huron. Bay City was founded because of its location on the Saginaw River and Lake Huron as an industrial community. As such we have a long history of connectivity with the Great Lakes. Bay City has been working rigorously to improve not only the social and economic climate for our residents, but also the environmental quality of our Great Lakes Waters. We sincerely appreciate your consideration, and if successful, we are committed to successfully implementing these funds to improve all aspects of ours and surrounding communities.

**a. Applicant Information**

City of Bay City  
 301 Washington Avenue  
 Bay City, Michigan 48708

**b. DUNS Number:** 0662018440000

**c. Funding Requested**

**Grant Type:** Brownfield Assessment Grant  
**Amount:** \$400,000  
**Contamination:** \$200,000 Petroleum and \$200,000 Hazardous Substance  
**Assessment Grant:** Community-Wide

**d. Location:** City of Bay City, Bay County, Michigan

**e. Site Specific Property Name and Address:** Not Applicable (Community-Wide)

**f. Contacts:**

**Project Director:** Sara Dimitroff, Economic Development Project Manager

City of Bay City  
301 Washington Avenue  
Bay City, Michigan 48708  
Phone: 989-894-8159  
Email: [SDimitroff@baycitymi.org](mailto:SDimitroff@baycitymi.org)

**City Manager:** Richard Finn, City Manager

City of Bay City  
301 Washington Avenue  
Bay City, Michigan 48708  
Phone: 989-894-8200  
Email: [RFinn@baycitymi.org](mailto:RFinn@baycitymi.org)

g. **Date Submitted:** December 18, 2015

h. **Project Period:** Three Years from award


i. **Population:** 34,932

j. **Special Considerations:**

The City of Bay City has a proven track record of successfully implementing USEPA grant funds to facilitate redevelopment and has leveraged millions of dollars in private investment in the community. Our experience and ability would ensure if successful we would continue the momentum we have started. An exemplary example of this is the Uptown Bay City property. This site was assessed and cleaned up using USEPA Brownfield Grant and Loan funds. This redevelopment, which would have not been possible without USEPA support, has resulted in at least \$50 million in private investment and will result in the private investment of \$100 million and to date as created over 500 permanent full time jobs. This waterfront brownfield site represents only one of our critical waterfront and downtown situated brownfield sites. With additional resources, we would continue the momentum of success in redevelopment, community and environmental quality improvement demonstrated by this success, which epitomizes the spirit and purpose of the USEPA Brownfield Grants.

We sincerely appreciate the time and consideration extended to us on this matter.

Sincerely,



Sara Dimitroff

Economic Development Project Manager

Cc: Deborah Orr, USEPA Region

### Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: CITY OF BAY CITY

#### ***Regional Priorities Other Factor***

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

COORDINATED PUBLIC FUNDING FOR BROWNFIELDS

Page Number(s): 8-12, 14, 15

#### ***Assessment Other Factors Checklist***

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

<b>Other Factor</b>	<b>Page #</b>
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	7
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy	

<p>party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b></p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	



## **1. Community Need**

### **a. Targeted Community and Brownfields**

#### **i. Targeted Community Description**

Bay City is a port community centrally located within Michigan along the shoreline of the Saginaw River, adjacent to Lake Huron. Bay City is comprised of an 11.3 square mile urban footprint and is bisected by the Saginaw River. Bay City is a general-purpose unit of local government in the State of Michigan, and as such, is an Eligible Applicant. Bay City has a historical manufacturing legacy dating back to the early 1800s, including timber product production, ship building, automotive and heavy equipment manufacturing, which was intensely focused along the shoreline of the Saginaw River. This manufacturing based economy resulted in a burgeoning economy that was extremely susceptible to the manufacturing decline that began in the 1970s. It is widely recognized that the economy in Bay City, and in Michigan as a whole, has been stagnant for the last several years and in a sustained recession when compared to the national averages of unemployment and household earnings. Our community has demonstrated that our efforts can reverse these trends. Through continued support and award of funds we will continue our trend of recovery and growth.

The inherent results of the decline of our manufacturing based economy has resulted in the loss of thousands of manufacturing jobs and the abandonment of an estimated 41% of our industrial facilities along our riverfront and in the very core of our community. Our industrial legacy has resulted in the quality of Saginaw River water being impacted by PCB's, Dioxins, and other industrial contaminants. This impact to our surface water quality has resulted in state and federal advisories against eating game fish from our waterways. These contaminants, in conjunction with the blighted condition of several of the keystone properties within our community, have diminished the aesthetic and recreational value of our water resources, reducing the quality of life of our community members and the associated viability of attracting new residents, businesses, and our visitors.

Bay City understands this scenario is typical throughout the country, but Bay City's leaders and the community as a whole have made monumental progress towards recovery. The Bay City community has been dedicated to a cohesive effort to dramatically improve the social and economic quality of life. Bay City embraces that job creation, safe and desirable housing accommodations, and public recreational infrastructure are all integrally connected components of improving our community. Within the last 12 years, Bay City, through cooperative partnerships with various private and public community partners, has established a record of success. Through a shared vision, we have established transparent and unified reciprocal relationships that have resulted in a level of community participation and redevelopment stewardship that is peerless in this region with our recent achievements.

The recent development successes in Bay City have resulted in the creation of over 500 jobs, more than ½ mile of public riverwalk, public marinas, and reinvigorated the viability of the existing business. Additionally, over 50 residences have been added to date. Bay City's vision for its community members is an unwavering objective. The recent successful redevelopment and public community improvements are catalyzing the interest and community awareness that is the essential to successful reuse of Brownfields. Bay City is primed to continue to successfully facilitate and support the tangible improvement of the community's economy and environmental quality. The characteristics of Bay City, including; (1) small consolidated footprint, (2) centralize navigable waterway, (3) growing business presence, and (4) well planned mixed residential and commercial business districts epitomize the potential for the centralized work, live, and play lifestyle that is necessary to grow and sustain a thriving community. Bay City has been afforded US EPA grant funds in the past, and with the experience and achievements in assessment, cleanup and redevelopment is confident that future funds will leverage significant growth and progress in our community.

Based on the many environmental assessments we have completed in the past, most all of our riverfront parcels have been found to be severely impacted with polychlorinated biphenyls (PCBs), petroleum related contaminants, and various metals, such as arsenic, cadmium, chromium, lead, and mercury. Contaminants have entered into the Saginaw River and





adjacent Lake Huron. An ongoing example of the adverse impact of our brownfields, the City of Bay City has been forced to move the raw water intake for the municipal water supply. Raw water was previously obtained from approximately 6 miles offshore of Bay City within Lake Huron. Because of the high cost and energy demand to purify this impacted surface water the intake was relocated to 32 miles offshore, which is beyond the extent of contaminate deposition in Lake Huron. As a result of the availability of contaminants to leach from our vacant riverfront industrial properties Contaminants have been deposited over the last century, and continues as many of the industrial properties sit vacant an unmaintained allowing continued contaminant loading via impacted soil and sediment erosion, as well as leaching and venting of groundwater. The need to relocate the raw water intake further offshore is an obvious indicator of the need to reduce contaminant loading. Bay City, through a well-planned and implemented shoreline management approach has made meaningful improvements to the Great Lakes water quality. The recent redevelopment and riverfront focused community improvement achievements have ingrained a results driven approach for improving all facets of our community. The Bay City community is committed to continuing the recent redevelopment, public community improvements, and environmental management momentum within our community. Our recent successes have shown us not only the community importance these completed projects have meant, but how much more improvement opportunity is available within our community.

Our targeted area for this Area Wide Assessment Grant consists of the entire City of Bay City. In an effort to support the broadest opportunities and future beneficial outcomes, Bay City's target area will include all prioritized eligible properties within the City of Bay City's 11.3 square mile footprint. Properties have been prioritized based on the collective beneficial outcomes to our community. We are confident that we can have the broadest reach and outputs to achieve outcomes that improve our community. For several decades, Bay City has been implementing their vision to improve all aspects of the lifestyle of the community members, including but not limited to: (1) reduce the number of vacant and blighted historical industrial sites, which are adversely impacting the environmental quality of our community, (2) creating meaningful and strategically located public parks and recreation space, (3) support growth in commercial and retail opportunity, which provides both employment opportunity and reduces the potential for future fragmentation by providing reliable availability of consumer products to support a centralized lifestyle, (4) provide strategically located affordable housing in near proximity to employment, recreational, and retail opportunities within the community.

ii. Demographic Information

Demographic	Bay City	Bay County	Michigan	United States
Population	34,932	107,771	9,909,877	318,857,056
Unemployment	5.7%	4.5%	5.0%	5.0%
Poverty Rate	22.4%	14.7%	16.8%	11.3%
Percent Minority	10.3%	5.10%	21.10%	36.7%
Median Household Income	\$35,352	\$45,376	\$48,411	\$53,046

Source: Data from the U.S. Census Bureau and are available at [www.bls.gov](http://www.bls.gov)

Data from Homefacts and is available at [www.homefacts.com](http://www.homefacts.com)

At its peak, Bay City had a population of 53,604 residents in 1960 which steadily declined to 41,593 in 1980, 36,817 in 2000 and according to U.S Census Bureau data, continued to decline to 34,932 in 2010. According to the Department of Labor Statistics, manufacturing employment as a percentage of total employment was 40% in 1960, falling to 12.5% in 2000, 7.25% in 2007 and increasing to 11.7% in 2010 and 13.6% in October, 2012 which was nearly double the national average. However, unemployment rates have steadily decreased over the past several years and are currently at 5.7% which is slightly higher than the national average which is 5.0%. The above table compares Bay City's Demographics compared to State and National averages.

iii. Brownfields

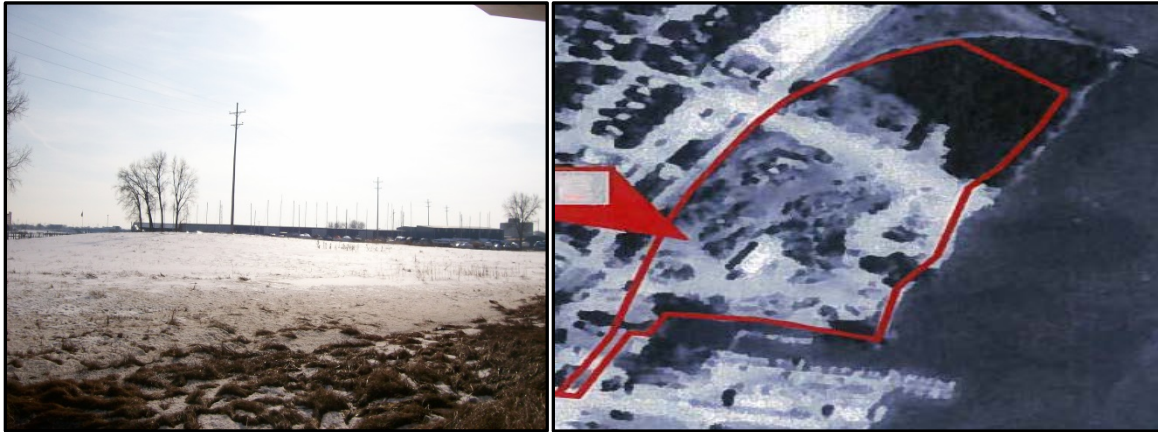
The economic decline in the industrial sector of Bay City has resulted in numerous plant closings, the loss of thousands of manufacturing jobs and the abandonment of 41% of our industrial facilities all along on the riverfront and all in the very core



of our community. This industrial legacy has resulted in the quality of Saginaw River water being impacted by PCB's, dioxins, and other industrial contaminants that has resulted in state and federal advisories against eating game fish from our waterways. Our brownfield reuse planning is geared to achieve multiple distinct outcomes to continue the reinvigoration of our community. The below photographs depict a select few of our existing prioritized brownfields, that would be assessed as soon as the grant funds were ready for implementation.

#### **Former Surath Scrap Yard**

This 15.9-acre riverfront site is centrally located in downtown Bay City along the Western shoreline of the Saginaw River. This site is the former location of a metal salvage operation from the 1960s through the late 1980s. The City of Bay City used all available resources compete interim responses to demolish the former vacant structures, dispose of waste products and debris and stabilize the surface of the site. The site is impacted with various metals, polychlorinated biphenyls, volatiles organic compounds, and metals. The City of Bay City is the owner of this vacant brownfield site.



#### **Former American Tire**

This site was used for light industrial purposes from at least 1950 until 2003. Known operations have included industrial rubber and metal recycling. The site is impacted with various metals attributable the historic industrial operations. The City of Bay City is the owner of this vacant brownfield site



#### **Former Fletcher Oil**

This site has historically been used for manufacturing of wood flooring and building materials in the 1920's and has also been utilized as a former petroleum distribution facility.



#### Former Saginaw Bay Industries

Saginaw Bay Industries is a vacant lot near the banks of the Saginaw River. The facility has had several owners since the 1930's. It was most recently operated by a platting company and is currently owned by Magline of Pinconning, MI. The building formerly located at the site was demolished in 1997. What remains is a fenced, concrete slab approximately 150'x200' in size.



#### iv. Cumulative Environmental Issues

Our long history of industrial manufacturing operations, which reaches back to the early 1800s, included lumber production, metal casting, large scale coal storage and distribution, ship building, and automobile production. These operations were primarily centered along our shoreline. As a result of our extensive industrial manufacturing heritage, we have extensive soil, groundwater, and sediment contamination throughout our community. The perceived costs of assessing and remediating these brownfield sites are an obvious burden that stifles elimination of many of our brownfields, without having a funding mechanism to assess and leverage additional financial resources to support reuse. It is our keystone located properties that are within the most environmentally sensitive areas, including adjacent to residences, surface waters, and outdoor public recreation areas that are most severely blighted and contaminated. As previously discussed, the City of Bay City has recently had to relocate the raw water intake for our municipal drinking water system due to compromised water quality of our southern Lake Huron shoreline. Although the water quality is a result of the cumulative effects of our historical industrial heritage, we have seen the beneficial effects on the environment we can achieve by remediating, stabilizing, and reuse of our brownfields. It is for this reason that our efforts are focused on the ability to fund and support the reuse of our brownfields. The presence of greenspace throughout our region has also compounded this challenge, community fragmentation has been a trend we as a community are trying to reverse by creating a thriving and highly desirable





centralized residential and commerce centered community. In addition to destroying forested or agricultural land, fragmentation results in inefficient employee commute and product distribution that needlessly stresses or roadway infrastructure.

#### **b. Impacts on Targeted Community**

Bay City's brownfield sites pose serious health, welfare and environmental risks. Previous assessment activities on these and similar properties have revealed hazardous materials and petroleum contamination in the soil, sediment, and groundwater. Potential impacts from some of the known contaminants at local brownfields include:

**Benzene, Xylenes, Naphthalene:** These aromatic hydrocarbons increase the risk of cancer, aplastic anemia, acute leukemia, cataracts, and bone marrow abnormalities. These chemicals can target liver, kidney, lung, heart and the brain and can cause DNA strand breaks and chromosomal damage, and can cause neural birth defects such as spina bifida and anencephaly.

**PAH:** High prenatal exposure to PAHs is associated with lower IQ and childhood asthma. The Center for Children's Environmental Health states that exposure to PAH during pregnancy is related to adverse birth outcomes, including low birth weight, premature delivery and heart malformations. Cord blood of babies exposed to PAH pollution has been linked to cancer.

**PCBs:** PCBs, which have been found at initial investigations at Lansing mill sites, can cause cancer, as well as other adverse health effects on the immune system, reproductive system, nervous system, and endocrine system. Maternal exposure occurring prior to pregnancy can result in brain damage to the developing fetus.

**Petroleum contaminants:** With petroleum contamination already identified at key sites, Lansing needs to assess health risks that could include nervous system effects, respiratory irritation, cancer, and tumors of the liver and kidneys.

**Asbestos:** Well-known potential health impacts from asbestos exposure can include lung cancer, asbestosis, pleural plaques, diffuse pleural thickening, or pneumothorax.

**Lead:** Lead is toxic to many organs and tissues. Lead is particularly dangerous to children. Low levels of lead in the blood of children can result in permanent damage to the brain and nervous system, leading to behavior and learning problems, lower IQs, hearing problems, slowed growth, and anemia. Lead ingestion by children can cause seizures, comas and even death. Pregnant women and developing children are also highly vulnerable to lead exposure.

The City of Bay City has struggled with a major decline in manufacturing and the automotive sector. While Bay City's General Motors Powertrain Facility did not close entirely in the GM restructuring, the peak employment of 4,500 at the Bay City plant has dropped to approximately 325 employees. Beginning in 2000, the State of Michigan lost more than 1.6 million manufacturing jobs and while the State and the City of Bay City continue to recover from the loss, we are now faced with an abundance of brownfields.

While the City continues to move in a positive direction, we are still recovering through the diversification of our economic base. Bay City's declining population, falling housing prices and a 22% decline in municipal revenues since 2012 have collectively hindered our progress in our community revitalization efforts. While State revenue sharing has slowly increased, the City's budget is still deficient from where it was 10 years ago. Declining revenues have made it difficult to find needed funding for brownfield assessment and cleanup work.

Bay City will continue to leverage additional state, federal, local and private investment funds to support reuse of our brownfields. In addition to our ability to leverage funding, we have the experience and internal structure to support a financially prudent and results oriented outcomes. Bay City and our project partners throughout the community have the experience to identify the environmental, planning, logistics, and financial challenges early in the reuse planning stages, enabling us to successfully identify solutions to these inherent challenges that come with brownfield reuse. Examples of this ability are marked by our successes with the Army Corp of Engineers, the MDEQ, and MDNR in addressing wetland, flood plain, and navigable waterway permitting during our riverfront reuse planning and implementation. Another example is ability to apply for Michigan Department of Transportation funding for assistance in reconstructing the roadways leading to the Uptown site as well as the new public interior streets. We also have the following additional resources to facilitate our goals:



- a. Bay City Brownfield Redevelopment Authority is focused on brownfield redevelopment, as they are well aware of the obstacles which must be overcome. A member of the City staff also serves as a Project Manager to the Brownfield Redevelopment Authority.
- b. The Bay City Downtown Development Authority has developed a Strategic Plan, listing the redevelopment of the City's brownfields as a top priority.
- c. Leading commercial lenders in this area fully support brownfield redevelopment and are committed to financing reuse in brownfield areas.
- d. The MDEQ has done an excellent job in the past of identifying various concerns associated with properties and will be used for future technical assistance in all of the City's environmental concerns. The MDEQ has clearly shown their commitment to brownfield redevelopment within the City to date.
- e. Michigan State University, Department of Resource Development, Program for Sustainable Land Use, is willing and able to assist public sector officials in making decisions regarding brownfield redevelopment.

**c. Financial Need**

i. Economic Conditions

The City of Bay City has committed to utilizing tax increment financing to fund eligible environmental cleanup costs. This mechanism has worked well for us in the past and we will continue its use in the future. The establishment of the brownfield authority in 1998 has shown the commitment of each City Commissioner for over 10 years now. In addition, the time commitment of other paid city staff involved as members of the authority shows the community wide support of various stakeholders. There are also private sector members on our authority that have donated countless hours to the brownfield process over the past five (5) years. Bay City, supported by the City Commissioners, has committed whatever time and materials are at our disposal to successfully manage the administration of this assessment grant.

ii. Economic Effects of Brownfields

There is no question that Brownfield sites have impacted Bay City's economy. Most of our riverfront parcels have been found to be severely impacted with PCBs, metals and petroleum products. Although the unemployment rate for the City of Bay City is only 1.4% higher than the national average, the poverty rate is double the national average. The decrease in property values, lower property tax revenue and increased blighted, abandoned and brownfield sites have put a burden on municipal funds and the ability to address these properties and our aging infrastructure. We desperately need to continue our ability to move forward with plans to increase residential and commercial residents, and bring advanced manufacturing, which is all dependent on our ability to revitalize our brownfield sites.

**2. Project Description and Feasibility of Success**

Productively reusing our Brownfields has had a beneficial impact in Bay City. Beyond the obvious impact of increasing job opportunities, we have worked fervently to create attractive housing opportunities and support recreation opportunities within our community. Our recent progress creates community culture that has the potential for exponential growth and renewal. Land stewardship and awareness, which improve the quality of our resources, coupled with our centralized great lakes shoreline location can continue to attract job creators that in turn attract and retain residents to ultimately further improve our community. The economic and environmental outcomes have the potential to continue to grow in direct proportion. The City of Bay City epitomizes the tenants of smart growth through the reuse of our land, in lieu of further fragmentation, in a strategic well planned manner to support centralized walkable lifestyles that supports a unique opportunity for a nature rich urban lifestyle. With the ongoing success of the Uptown Bay City redevelopment we have seen the possibilities and effects brownfield reuse can have within our community. This redevelopment project will result in the private investment of over \$150 million and the creation of in excess of 800 permanent full time jobs. This redevelopment, which was the US EPA Region V redevelopment project of the year, serves as the pilot project to exhibit our potential. The tremendous success of this project has served to create an unprecedented community awareness of the approach and value of reversing the economic and environmental impairment of our community.



## **a. Project Description**

### **i. Project Description**

Our project would involve expending US EPA assessment funding to conduct eligible assessment activities within our target area. The outcomes of our assessment activities would be to evaluate environmental condition of the eligible sites, formulate an understanding of the associated risk to the public and the environment, establish the appropriate cleanup measures, and facilitate the reuse of the respective sites. The City of Bay City has a well-established and regularly maintained inventory of sites that have been prioritized based on the communities vision and need, in conjunction with the perceived environmental risk and site suitability characteristics. The desired reuses on our extensive catalog of vacant brownfield sites include both industrial, commercial and residential redevelopment, as well as creation of public use infrastructure, including Riverwalk's and greenspace. In addition to the job creation and retention outcomes, our efforts would increase the outdoor recreational opportunity for residents and community visitors alike. An additional outcome that has the potential to perpetuate our community's viability is increasing the environmental quality and aesthetics of our abundant natural resources. Although Phase I Environmental Site Assessments would be essential to a detailed understanding of the specific site history and the potential contaminants of concern, our efforts would primarily focus on Phase II Environment Site Assessments to allow a quantitative evaluation of risk and support cleanup planning. In many of our top priority sites, Bay City has funded preliminary investigations where possible. Bay City maintains a data library with all available information associated with our inventories sites. Bay City staff has dedicatedly markets the properties. In most cases, the developers do not have the resources or the projects economic margins do not have a tolerance to fund environmental assessment activities on the sites. The project will also use these assessment results and those of the previous EPA grants to support risk management, cleanup, and reuse of those sites. An obvious desired outcome of the proposed assessment is to support sustainable redevelopment, which results in direct job creation and retention. An equally important outcome is to facilitate the continued improvement of the community's natural resources, improving the safety and desirability of our community. As with the creation of this country, the opportunity for a fulfilled high quality of life is the ultimate outcome. When these objectives are nurtured, growth and viability are inevitable. The long-term potential effects of this outcome reach far beyond the boundaries of Bay City. As a mid-Michigan port community, Bay City has a deep rooted heritage in outdoors recreation and stewardship.

The proposed outputs for the grant would include performing environmental assessment work on several eligible properties. Clean up and response plans would be completed for each site to enable productive reuse of the properties. The total number of assessments and response plans will be driven by the exact size of each development property as well as its historical nature of land use. The proposal outcomes of this investment will include three major developments within the Riverfront District where the land has been remediated to future-use standards in a manner meeting Michigan Department of Environmental Quality criteria. Both construction jobs and new permanent jobs in the much needed medical field will result. The city and county tax base will increase, new housing will be available for the first time in 40 years in the city, and the river front and trail system will gain new recreational opportunities opened up by the beautification of opening up the landscaping adjacent to these projects.

### **ii. Project Timing**

Bay City has an extensive track record of successfully implementing funding to maximize beneficial outcomes within our community. The City of Bay City has an extremely proficient, transparent, and methodical management approach. Through our ongoing community outreach efforts and partnerships, we are able to foster successful results. We have an established process to engage the services of a qualified experienced environmental engineering services firm which we are able to do within the first 90 days of award announcement. Our site selection process is already complete and our inventory that has been prioritized. We have sites ready and waiting as well as committed developers with well-planned proposed projects. Site access is not a problem as most of the prioritized list is already owned by us through tax reversion or owned by the non-profit community partners. Once awarded, we would endeavor to complete all required reporting, meetings, and reporting within the next 90 days. Phase II investigations and cleanup plans could begin immediately and continue through the duration of the cooperative agreement. Site work, remedial actions and development would be conducted immediately following receipt of US EPA approval to proceed.

As a result of our existing systems and structure, we are ready to begin environmental assessments on sites which we have prequalified. Bay City is confident that we can continue the momentum of success in our community and will fully execute the grant and fulfill all requirements of the cooperative agreement well in advance of the 3 year grant period.



### iii. Site Selection

Our vast inventory has been prioritized to promote the most productive and valuable outcomes. Our prioritization and site selection process considers all aspects of a brownfield site and strives to support the reuse projects that will result in the most long-term community benefiting outcomes. We have several keystone brownfield sites along our riverfront and within our historic downtown districts that we have already established access and eligibility to support the immediate initiation of eligible assessment, final reuse planning, and resource leveraging. Our prioritized sites are driven by a blend of both established private developer and public use brownfield reuse projects. This ensures that all funds are utilized in accordance with our community's master plan and focused on the achievement of our objective. The funding eligibility of our prioritized sites has been evaluated through a review of historical documents, chain of title, regulatory file review, and input from the MDEQ.

## b. **Task Description and Budget Table**

### i. Task Description

Bay City's objectives for the Brownfields assessment project are similar to communities throughout the county that have faced the same challenges of a shifting economic base, including improvement of environmental quality of our natural resources, facilitate business investment and job creation through redevelopment, increase public amenities and infrastructure, and further expand our outdoor public recreation. However, what distinguishes Bay City is our location on the Great Lakes and our community culture. We are at the right place and time to produce meaningful and tangible outcomes that reach beyond our boundaries. Although a community-centric culture is deeply engrained, we also realize our importance in Michigan's overall economic viability. As the gatekeepers of the Lake Huron's southern watershed we realize the significance of our role in conserving and improving Great Lakes water quality, which has long-term benefits throughout the entire eastern United States. The coalition will orient this goal to match the US EPA's expected outcomes, which include creating new jobs, preserving green spaces, and improving the quality of the environment.

Bay City is respectfully requesting \$200,000 of hazardous assessment funds and \$200,000 petroleum funds to conduct eligible activities. The tasks necessary to complete the assessment work and support reuse would include: 1) continued community outreach and education, 2) environmental assessments, 3) cleanup and brownfield plans and 4) programmatic management activities.

**Task 1 – Community Outreach:** As part of our daily operations we continually solicit public comment and participation in all of our projects. A regular agenda item of our bi-monthly public Commission meetings is to update the community on on-going and proposed redevelopment and efforts to manage our resources. We maintain an open door policy in which all of the staff members are readily available to the public.

### **Task 2 – Environmental Site Assessments**

Selected sites will be assessed through performance of Phase I and Phase II Environmental Site Assessments (ESAs) in accordance with All Appropriate Inquiries (AAI) Standards, American Society for Testing and Materials (ASTM) standards, Michigan's Natural Resources and Environmental Protection Act, as well as all other applicable State and Federal regulations. Based on our existing prioritized site inventory, we anticipate that up to 16 phase I ESAs will be conducted. The average contracted cost is projected at \$2,300 each. Based on the known history and likely primary contaminants of concern, we anticipate ten would come from the hazardous substance budget of \$23,000 and six from the petroleum budget \$13,800.

We anticipate that all of the sites prioritized and selected for Phase I ESA will warrant Phase II ESAs. Additionally in many instances a Baseline Environmental Assessment (BEA) will be appropriate. A BEA is a report established by Part 201 of Michigan's NREPA, which documents the environmental condition of a site and provides future prospective owners and/or operators with an exemption from liability. Based on the size, features, reuse objectives, and previous experience we anticipate the average cost of \$20,000 each. These projected costs would include the work necessary for a qualified environmental consulting firm to prepare a Quality Assurance Project Plan (QAPP), as well as Sampling and Analysis Plans (SAP) and Site-Specific Health and Safety Plans (HASP) for the associated projects. The costs would vary depending on the size and features of each property being assessed and the anticipated extent of contamination present. The estimated costs are based on our experience conducting assessments on similar sites.

### **Task 3 – Cleanup and brownfield plans**





Cleanup Plans and Brownfield plans will be conducted at several properties at an estimated contracted cost of \$14,500 each. Cleanup (due care) plans will be prepared by the selected environmental consultants in accordance with MDEQ guidelines and will be based on the proposed reuse, site features, and contaminant characteristics, and will be established to permanently mitigate exposure risks to human and environmental receptors. Brownfield plans will be drafted and presented in public forum for comment. Funding for cleanup and Brownfield Plans will be based on the proposed reuse, eligible investment, and community benefit. Those projects that offer the greatest benefit to the community goals will be selected.

#### **Task 4 – Programmatic Activities**

Our programmatic activities would be divided into multiple distinct categories, including: (1) personnel, (2) travel, and (3) contractual. These activities will be the foundational components to completing all tasks associated with the successful implementation of the assessment funds and meeting all of the requirements of the cooperative agreement. In implementing this grant in its entirety, including, but not limited to all reporting requirements, entering data into the ACRES database, and communication with the MDEQ and EPA.

#### **ii. Budget Table**

Category					
	<b>Task 1: Community Outreach</b>	<b>Task 2: Environmental Site Assessments</b>	<b>Task 3: Cleanup and Brownfield Planning</b>	<b>Task 4: Programmatic Activities</b>	<b>TOTAL</b>
<b>Hazardous Substances – Project Tasks</b>					
<b>Personnel</b>	\$0	\$0	\$0	\$3,000	\$3,000
<b>Fringe Benefits</b>	\$0	\$0	\$0	\$0	\$0
<b>Travel</b>	\$0	\$0	\$0	\$2,000	\$2,000
<b>Equipment</b>	\$0	\$0	\$0	\$0	\$0
<b>Supplies</b>	\$1,000	\$0	\$0	\$0	\$1,000
<b>Contractual</b>	3,500	\$125,000	50,000	\$2,000	180,500
<b>Other</b>	\$0	\$0	\$0	\$0	\$0
<b>SUBTOTAL</b>	\$4,500	\$125,000	\$63,500	\$7,000	\$200,000
<b>Petroleum Contamination – Project Tasks</b>					
<b>Personnel</b>	\$0	\$0	\$0	\$3,000	\$3,000
<b>Fringe Benefits</b>	\$0	\$0	\$0	\$0	\$0
<b>Travel</b>	\$0	\$0	\$0	\$2,000	\$2,000
<b>Equipment</b>	\$0	\$0	\$0	\$0	\$0
<b>Supplies</b>	\$1,000	\$0	\$0	\$0	\$1,000
<b>Contractual</b>	3,500	\$125,000	50,000	\$2,000	180,500
<b>Other</b>	\$0	\$0	\$0	\$0	\$0
<b>SUBTOTAL</b>	\$4,500	\$125,000	\$63,500	\$7,000	\$200,000
<b>TOTAL</b>	<b>\$9,000</b>	<b>\$250,000</b>	<b>\$127,000</b>	<b>\$14,000</b>	<b>\$400,000</b>

#### **c. Ability to Leverage**

Bay City has been working with private and public partners to promote investment, development, and reuse of our brownfields. We have committed financial resources to assist us with cleanup, demolition, stabilization, and construction of public Riverwalk, public marinas, and greenspace. Our ability to leverage funds for recent brownfield redevelopment was essential to our successes.



Depicted in the above photograph is a portion of the recently completed Uptown Bay City Redevelopment. This among our other recent brownfield reuse successes has provided us with the processes and institutional experience to successfully leverage both private and public funding. Examples of our leveraging ability and dedicated commitment to Brownfield reuse for the Uptown Bay City project included:

- \$178,000 of City funds for land use studies and feasibility studies
- \$768,000 of City funds for selective demolition and asbestos remediation
- \$250,000 of state funds and \$24,000 in City funds to reconstruct 11<sup>th</sup> Street (Phase I of II) into the Uptown site
- \$25,000 of state funds for a marina feasibility study
- \$18,000 of City funds to evaluate the feasibility to relocate a 46,000kV power line from the center of the Uptown site
- \$18,000 to conduct a valuation appraisal to complete the August 2007 option agreements with the Maritime Heritage organization and RiversEdge Development Corporation
- \$14,000 to complete a geotechnical evaluation of the Uptown site
- \$1.98 Million of City funds has been committed to the relocation of the 46,000kV electric line on the Uptown site
- \$2,300,000 of net proceeds from the sale of the Uptown property to SSP were used for infrastructure for the Uptown site
- \$9.2 Million Dollar Brownfield Plan was approved by the Bay City Brownfield Redevelopment Authority and by the City Commission to pay for or to reimburse investor/developers for additional site assessment/remediation activity, additional demolition activity, at the Uptown Bay City Redevelopment site.
- The local YMCA has spent in excess of \$18,000,000 on a new facility, which is located on a brownfield site adjacent to the Uptown Bay City property. This site was a former blighted and vacant automotive repair facility.
- \$16,000,000 City of Bay City Public Bond to pay for all public infrastructure at the Uptown Bay City redevelopment.
- \$400,000 Michigan Department of Transportation grant to support the construction of additional river walk beyond the Uptown Bay City Site to connect the Riverwalk that extends along the entire shoreline of the Saginaw River within the City of Bay City.

In addition to the estimated \$150 Million in private investment the Uptown redevelopment leveraged the Bay City community approved and implemented a \$16 Million public bond to fund the completion of all public infrastructure associated with the Uptown Redevelopment. This included roadways, sidewalks, scenic river overlooks, a marina basin, and over .5-mile of Riverwalk. The execution of our bond was a challenging endeavor, and in light of the depressed economy in Mid-Michigan we implemented the funds with a high degree of accountability to the members of our community. Our community involvement plan and outreach was the single most important factor to rally community support, at a time when our general budget



overages resulted in significant challenging budget cuts in our public services. The community recognized the importance of the Uptown redevelopment, and has been fully supportive. In addition to leveraging private and public investment in our completed successful brownfield reuse projects we anticipate using a combination of the following to continue our goals and improve all aspects of our community.

- Hardest Hit Grant. In October, 2015, the Bay City was awarded \$275,000 dollars from the Federal Treasury "Hardest Hit Fund" to implement demolitions at 16 blighted and vacant residential and commercial sites.
- Tax Increment Financing. The City of Bay City intends to use tax increment financing to repay bonds and reimburse developers for eligible expenses leveraged to finance environmental costs. In addition, when USEPA grant funds are used, the funds can be repaid to the Authority with tax increments and deposited in our Cleanup Revolving Fund, to be used for brownfield cleanups at other properties, as needed. .
- State of Michigan Brownfield Grant. When a development takes place on a brownfield property that is included in a Brownfield Plan under a brownfield redevelopment authority, the developer becomes eligible for a brownfield grant equal up to 20% of his investment costs, up to \$30 million.
- MDEQ Clean Michigan Initiative Brownfield Cleanups. Local units of government can nominate sites to the MDEQ for an MDEQ conducted cleanup. The nominations go through a priority ranking process and selected sites are then submitted to the legislature for appropriations.

The ability to assess our brownfield sites is the initial step that has and will continue to promote the growth of our city's growth and vitality. As discussed in additional detail in subsequent sections, the City of Bay City has been the recipient of four US EPA cleanup and assessment grants between 2002 and 2012. The ability to partially fund the environmental assessment has been essential to the elimination and reuse of our brownfields. Our 2009 Area-Wide Hazardous and Petroleum Assessment Grant resulted in several successful reuse projects that without the assessment funding would not have occurred. Bay City's vast network and efforts, in conjunction with the growing interest in our community from around the Midwest United States further supported our recognition of the opportunities we have and how essential this funding is for us to realize our potential.

### **3. Community Engagement and Partnerships**

#### **a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress**

##### **i. Community Involvement Plan**

Bay City coordinates regular community outreach meetings and works with several local and regional public and private organizations. Our committed goal is to provide that our community interests are identified and a systematic approach is implemented to eliminate our brownfields with sustainable reuses that best serve our community vision. The coalition plans to use these forums to integrate community input into site assessment and cleanup decision making and re-use planning for our targeted projects. Community based organizations that will be involved in site selection and the implementation of the assessment grant include:

- |   |                                       |
|---|---------------------------------------|
| • Brownfield Redevelopment Authority meetings                     | • Bay County Historical Society DDA   |
| • Bay Future meetings   | • Downtown Bay City Business District |
| • City Commission Meetings  | • RiversEdge Development Board        |
| • Neighborhood Planning Meetings for Priority Redevelopment Areas | • Downtown Development Authority      |
| • Bay City Citizen District Council                               |                                       |

The City of Bay City's involvement of in both public and private reuse planning and implementation is a recurring topic on the meeting agenda of various public meetings held by the above organizations. We follow a proactive and transparent outreach strategy, which is integral for the success of our projects. The City of Bay City staff is committed to our obligations to our community members to



represent the common goals and growth objectives. We will continue regular outreach meetings on a monthly basis with the community based organizations to aid in educating the public to help lift up this community.

ii. Communicating Progress

Bay City holds bimonthly City Commission meetings that provide a public forum to discuss and solicit input on the plans and visions associated with our reuse goals, in-progress plans, and updates on ongoing and completed projects. The Commission meetings are well attended by the community, and are well covered by local media outlets to increase the number of community members reached. Bay City has staff dedicated to identify and assist in the completion of brownfield reuse projects, and as such these staff members have an open door policy to allow members of the public to review and discuss any relevant documents related to publically funded projects throughout the entire community. Additionally, since 2010, Bay City has implemented a Community Involvement Plan. The essential elements of community involvement procedures are: (1) maintain for public review all pertinent public documents and records for our brownfields; (2) work directly with local media outlets to communicate plans and progress for all potential and ongoing projects; (3) accessibility to all key Bay City staff to discuss project specifics; and (4) attentive consideration of all public comments received.

Our approach to community involvement does not commence or end with individual funding or specific projects, but rather is an integrated part of our day-to-day operations. The challenges associated with the environmental condition of our brownfields, in conjunction with our community vision has resulted in well-established systematic communication approach. Bay City recognizes the need to have all interests within our community represented. Our approach to public involvement is fundamental to the ongoing success of redevelopment and reuse within Bay City. Sustainable reuse relies on public support to succeed.

**b. Partnerships with Government Agencies**

i. Local/State/Tribal Environmental Authority

Bay City has formed close partnerships with local, state agencies and public and non-profit stakeholders to implement our brownfield reuse programs. The City of Bay City Brownfield Redevelopment Authority (BRA) manages the City's brownfield program. The MDEQ Brownfield Coordinator, Ron Smedley and other MDEQ officials will continue to provide technical assistance and will play a primary role in supervising and supporting the voluntary assessment and cleanup of sites in the City of Bay City. Additionally, the City has developed a public-private partnership with the RiversEdge Redevelopment Corporation to assist in the marketing and assisting with site assessments. We will continue to build and maintain our partnerships to provide the support of the most meaningful projects on behalf of our community.

ii. Other Relevant Governmental Partnerships

Other organizations and agencies, such as the state's economic development group; Michigan Economic Development Corporation (MEDC) offers economic incentives, helping incentivize our projects, the MDEQ is a partner by assisting in aiding us bringing sites to closure, Housing & Urban Development (HUD) offers demolition and redevelopment assistance, and state and local health departments aid us in identifying local risks that we can work toward addressing. Bay City also works closely with the Army Corp of Engineers and the Michigan Department of Natural Resources to support our riverfront brownfield reuse planning.

**c. Partnerships with Community Organizations**

i. Community Organization Description & Role

Our community's awareness and commitment to improving the social, economical, and environment in Bay City. They include:

- Bay County Chamber of Commerce – The county wide chamber is an 800+ member business organization who has committed the active involvement in the revitalization of our community. They will assist in engaging the business community in brownfield reuse.
- Neighborhood Associations – includes 16 individual groups that meet on a monthly basis and discuss common issues that are important to community growth. The neighborhood associations will be actively involved in community outreach efforts to seek residential input in the following areas of focus: blight elimination, property acquisition for development, identification of





environmental concerns, providing input on remediation activities related to commercial and residential lots and planning for future land use.

- Bay Future– Bay Future is our county-wide economic development non-profit corporation. Will assist with In-kind staff time and community engagement.
- Bay Area Habitat for Humanity – Will promote the purchase and reuse of brownfield properties and assist with public outreach and education.
- Dow Corning –Dow Corning has recently began operations within the City of Bay City. Over 400 Dow Corning positions have been established within the City of Bay City. Dow Corning, which is headquartered in Nearby Midland, Michigan has been a proactive supporter of our community.
- The Michigan Economic Development Corporation – The MEDC has provided support in the form of grants and the use of tax incentive financing on dozens of projects. This organization offers business assistance and capital to attract, accelerate, enhance, and sustain economic development across the state.
- Great Lakes Bay Regional Convention & Visitors Bureau – This organization is focused on the attraction of tourism to the Great Lakes Bay region.
  - ii. Letters of Commitment – Letters of commitment from select representatives of the aforementioned community organizations are attached.

#### **4. Project Benefits**

##### **a. Health and/or Welfare and Environment**

###### **i. Health and/or Welfare Benefits**

Cleanup of our historical contaminants is essential to the basis of our community vision. As a Great Lakes Port City, our economy is directly connected to the improvement and conservation of our natural resources. As our economy continues to transition from our heavy industrial historical heritage, our ability to create a desirable place to live, work, visit and support an outdoor recreation lifestyle, the assessment and subsequent cleanup of our brownfields is fundamental. As previously discussed, a clear example of the need to improve our environmental quality of our community is exhibited by our recent need to relocate our drinking water supply intake from near our shoreline in Bay City to a point approximately 30 miles offshore in Lake Huron. This relocation was necessary to improve the drinking water quality provided to our residents. We have expended all of our available resources to reduce risks represented by our brownfields by stabilizing and restricting access where possible. However, having a funding mechanism to further assess and guide cleanup and reuse planning is the only way to ensure we permanently mitigate risks represented by our brownfields. With the successes of our recent brownfield reuse projects we have proven the positive effects on the environment the effectiveness of development specific cleanup efforts have had within our community. The ability to evaluate risk and establish the appropriate cleanup measures is the first and often most critical planning component at our brownfields. The upfront costs to assess and quantify the current environmental condition of a site has stifled many recent reuse opportunities.

###### **ii. Environmental Benefits**

Bay City has become a world class outdoor recreational hub. We enjoy some of the finest boating and fishing opportunities in the Great Lakes. This would in no way be possible were it not for recent efforts in Bay City and surrounding communities to improve our water quality through mitigating contaminant loading. The improving aesthetics and waterfront development opportunities that this community has available are what gives us our sense of mission. The water quality of the Great Lakes has far more impact that just within our community. As the gatekeepers of the headwaters of the Saginaw River and southwestern Lake Huron reduction in the availability of contaminants to impact our water quality is essential.

##### **b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

###### **i. Planning, Policies, and Other Tools**

Bay City has implemented a vision of a well-planned mixed residential and commercial development, accentuated by key public park amenities and greenspace. The goal of having a diverse amount of residential and retail consumer goods available centrally is fundamental to supporting a renewed vitality of our city.

###### **ii. Integrating Equitable Development or Livability Principles**



As a primarily working class community formed on the dedicated work ethic of our forefathers laboring in the lumber industry, automotive industry, shipping industry, or other ancillary manufacturing sector we are dedicated to the principles and practices of equitable development, environmental justice, affordability, and availability in our community. Our vision is to improve economic, recreational, and health opportunities for all population sectors of our community.

The most meaningful and tangible approach for us to facilitate these practices and principles is through successful elimination of our brownfields. The improved economic prosperity and opportunity for our community's residents and eliminating the environmental hazards of our brownfield sites will further support our community transition and vision focused on our recreational opportunities uniquely available to an urban Great Lakes port community. The opportunity for centralized employment, living, recreation, and availability to necessary goods and services is the outcome of our vision.

We have seen a glimpse of the positive effects can have on renewing and engaging a culture that exudes pride and dedication to the community. With our established success of maximizing the effects and outcomes of USEPA brownfield funding, we fully vested and committed to the efforts that will result in viable, sustainable and equitable brownfield reuse and redevelopment.

**c. Economic and Community Benefits (long term benefits)**

**i. Economic or Non-Economic Benefits**

The grant funds will be used to identify public health threats and position blighted, contaminated and abandoned properties for re-use. The grant will enable Bay City to continue successful growth and brownfield reuse successes resulting from our previous US EPA cleanup and assessment grant funds. The redevelopments that were facilitated by the availability of these resources will catalyze continued improvement and investment within our community. Additionally, our community awareness and culture has created a focused participation and interest from residents and community stakeholders. Our systems and approach have a highly refined systematic approach that is the foundation for continued success using US EPA assessment funds. Our community is prepared to immediately implement funding on prioritized eligible properties, with feasible reuse opportunity aligned with the needs of our community. The various outcomes of the proposed assessment would improve environmental quality and leverage significant job creation and investment.

**ii. Job Creation Potential: Partnerships with Workforce Development Programs**

On December 11, 2015 General Motors Corporation unveiled plans to invest an additional \$80,000,000 in their existing Bay City automotive production plant, resulting in the retention of 68 jobs. To Date, the Uptown Redevelopment has resulted in the creation of 400 new full time jobs, with an additional 200 in the near future. This recent activity is a trend that we will nurture the continued recovery of our community. The City of Bay City works closely with Michigan Works and the local educational facilities to aid companies in our community to find local qualified candidates to fill job positions.

**5. Programmatic Capability and Past Performance**

**a. Programmatic Capability**

The USEPA Grant will be administered by dedicated Bay City Staff. Sara Dimitroff, Economic Development Project Manager, will be the primary contact as the local administrative official and provide project administration. Working collaboratively with other City departments and consultants on impending and ongoing economic development projects throughout the City including Brownfield projects, Tax Increment Financing projects, assisting in the application and administration of grants and loans to increase funding for development projects in Bay City. Sara received her Bachelor's Degree from Saginaw Valley State University and her graduate degree from Central Michigan University.

**b. Audit Findings**

Bay City has never had any adverse audit finding or problems with the management of our grants or funding of any kind.

**c. Past Performance and Accomplishments**

**i. Currently or Has Ever Received an EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant**

**1. Compliance with grant requirements**

The City of Bay City has successfully received and implemented several distinct US EPA cooperative agreements: (1) A \$200,000 Brownfield Assessment Pilot Grant awarded in 2002, (2) a \$400,000 assessment grant (\$200,000 Hazardous and \$200,000 Petroleum) awarded in 2009, (3) a \$1,000,000 Site Specific Revolving Loan Fund Capitalization Grant for the Uptown Bay City site awarded in 2010, (4) a \$400,000 Brownfield Multi-Purpose Pilot Grant.

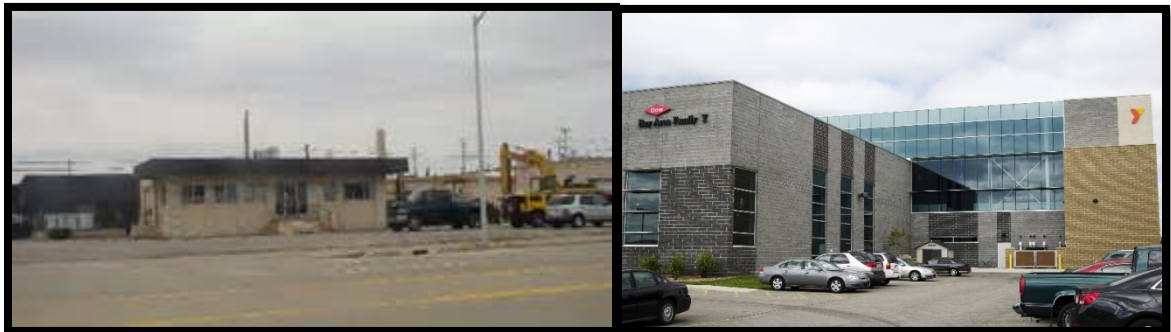


## 2. Accomplishments

The City of Bay City has administered several grants for the City including several grants for the Uptown Bay City site. As part of the Uptown Bay City project, Dow Corning, Chemical Bank, and a restaurant/bar have occupied the first two mixed use commercial buildings. Additionally, residential occupancy of completed mixed use buildings initiated. Several other mixed use commercial buildings are nearing completion for spring 2015 occupancy. The specific buildings include multi-unit residential townhomes, a second mixed use multi-unit building to be occupied with professional office and restaurant spaces, and a Courtyard by Marriott hotel/conference center. The Real Seafood is in full operation. McLaren Health Care has made significant progress in the construction of their medical treatment facility on the southern portion of the Uptown property. All foundation and structural steel construction is completed and the building is anticipated to be in operation in the early spring, 2016.



The Bay Area YMCA is another recent Brownfield reuse success. This was an \$18.5 Million dollar investment at a petroleum impacted brownfield. This property was used for various commercial purposes, including auto service and sales, light industrial, including a slab yard, print shop, garage, storage facility and factory.





## LETTER FROM STATE OF MICHIGAN





RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING



DAN WYANT  
DIRECTOR

November 24, 2015

Ms. Sara Dimitroff  
Economic Development Project Manager  
City of Bay City  
301 Washington Avenue  
Bay City, Michigan 48708

Dear Ms. Dimitroff:

SUBJECT: Michigan Department of Environmental Quality Acknowledgment of the United States Environmental Protection Agency's Brownfield Grant Proposals for 2016

Thank you for your notice and request for a letter of acknowledgment for the city of Bay City's proposals to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD) promotes and supports locally-based assessment, cleanup, and redevelopment efforts. Our review of your planned projects meets the EPA's requirements under both of the proposal guidelines.

The city of Bay City is applying for a combined \$200,000 hazardous substances and \$200,000 petroleum assessment grant which could be used to conduct assessment activities at eligible brownfield sites in the city. They are also applying for a \$150,000 hazardous substances cleanup grant for the former Surath Scrap Yard. The RRD recognizes the success of previous EPA grants that the city has implemented and believes it will make excellent use of additional funding. The city of Bay City is considered eligible for these grants as a general purpose unit of local government.

Should the EPA award these brownfield grants to the city, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the municipality. If you need further information or assistance regarding specific brownfield sites, please contact me at the number below or by email at [smedleyr@michigan.gov](mailto:smedleyr@michigan.gov).

Sincerely,

Ronald L. Smedley  
Brownfield Redevelopment Coordinator  
Brownfield Redevelopment Unit  
Remediation and Redevelopment Division  
517-284-5153

cc: Carrie Geyer, DEQ



## LETTERS OF SUPPORT



**MIKE GREEN**

31ST DISTRICT

P.O. BOX 30036

LANSING, MI 48909-7536

PHONE: (517) 373-1777

TOLL-FREE: (866) 305-2131

FAX: (517) 373-5871

[www.StateSenatorMikeGreen.com](http://www.StateSenatorMikeGreen.com)

**THE SENATE  
STATE OF MICHIGAN**

**COMMITTEES:**

AGRICULTURE, VICE CHAIR  
APPROPRIATIONS, MEMBER

**SUBCOMMITTEES:**

CHAIR, AGRICULTURE AND  
RURAL DEVELOPMENT  
CHAIR, DEPARTMENT OF  
ENVIRONMENTAL QUALITY  
CHAIR, DEPARTMENT OF  
NATURAL RESOURCES  
OUTDOOR RECREATION AND  
TOURISM, MEMBER

December 4, 2015

David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
Washington, DC

Dear Director Lloyd:

I am contacting you to express my support for U.S. EPA grant funding for Bay City, Michigan to promote and support locally-based assessment, cleanup and redevelopment efforts.

The City of Bay City is applying for a combined \$200,000 hazardous substances and \$200,000 petroleum assessment grant which would be used to conduct assessment activities at eligible brownfield sites in the City. They are also applying for a \$150,000 hazardous substances cleanup grant for the former Surath Scrap Yard.

I support the City of Bay City's EPA grant application, and urge the EPA to further support Bay City. This funding would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions within the City. I hope you will give their application strong consideration. If you have any additional questions, please do not hesitate to contact me at 517-373-1777 or [senmgreen@senate.michigan.gov](mailto:senmgreen@senate.michigan.gov).

Sincerely,

Mike Green  
State Senator, 31<sup>st</sup> District



4 December 2015

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
Washington, DC

**Re: Support for EPA Brownfield Grant for Bay City, MI**

Dear Director Lloyd:

I am writing on behalf of RiversEdge Development Corporation (dba River Front Bay City Development Company) to convey our enthusiastic support for U.S. EPA grant funding for Bay City, Michigan, to promote and support locally based assessment, cleanup and redevelopment efforts.

The City of Bay City is applying for a combined \$200,000 hazardous substances and \$200,000 petroleum assessment grant, which would be used to conduct assessment activities at eligible brownfield sites in the City. They are also applying for a \$150,000 hazardous substances cleanup grant for the former Surath Scrap Yard.

River Front Bay City Development Company is a non-profit, public-private partnership with the City of Bay City. The mission of this volunteer group is to promote the redevelopment of challenging properties near the Bay City riverfront. We seek to remove barriers to attracting investment, jobs and housing to sites that the market has been unwilling to address. We support the City of Bay City's EPA grant application because EPA funding is a critical tool to address the environmental barriers to redevelop these industrial sites, often found near the river.

I note Bay City has an excellent track record of prudently using EPA funds to leverage responsible clean ups and economic development. There is no question - this funding would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions within the City. We respectfully ask you give the highest consideration to Bay City's application for EPA Brownfield funding. Thank you for your consideration.

Regards,

  
Steven Black  
Chairman



December 11, 2015

Mr. David R. Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
Washington, DC

**Re: Strong Support for EPA Brownfield Grant for Bay City, MI**

Dear Director Lloyd:

I am writing to you on behalf of Bay Future, Inc. to convey our strong support for U.S. EPA grant funding for Bay City, Michigan to promote and support locally-based assessment, cleanup and redevelopment efforts.

The City of Bay City is applying for a combined \$200,000 hazardous substances and \$200,000 petroleum assessment grant which would be used to conduct assessment activities at eligible brownfield sites in the City. They are also applying for a \$150,000 hazardous substances cleanup grant for the former Surath Scrap Yard.

Our organization is a 501 (c) (3) non-profit that facilitates economic development strategies that promote and secure opportunities for business retention, growth, and the attraction of new industries that create quality jobs for community residents. We support the City of Bay City's EPA grant application, and urge EPA to further support Bay City, because your funding will be a critical, culminating piece of federal support for these projects.

This funding would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions within the City. Please give the highest consideration to Bay City's application for EPA Brownfield funding. Thank you very much.

Sincerely,



Mark D. Litten  
President & CEO



December 18, 2015

Mr. David Lloyd  
Director of Brownfields Cleanup and Revitalization  
U.S. Environmental Protection Agency  
Washington, DC

Subject: FY 2016 Community-Wide Hazardous Substance and Petroleum Grants  
City of Bay City, Bay County, Michigan  
Transmittal Letter

Dear Mr. Lloyd:

The City of Bay City Michigan is providing this proposal for consideration for a Community-Wide Assessment Grant (\$200,000 Hazardous Substance and \$200,000 Petroleum). Grant funds would be used to assess brownfield sites located within the City of Bay City, Michigan. Bay City is a port city located on the southern shorelines of Lake Huron. Bay City was founded because of its location on the Saginaw River and Lake Huron as an industrial community. As such we have a long history of connectivity with the Great Lakes. Bay City has been working rigorously to improve not only the social and economic climate for our residents, but also the environmental quality of our Great Lakes Waters. We sincerely appreciate your consideration, and if successful, we are committed to successfully implementing these funds to improve all aspects of ours and surrounding communities.

a. **Applicant Information**

City of Bay City  
301 Washington Avenue  
Bay City, Michigan 48708

b. **DUNS Number:** 0662018440000

c. **Funding Requested**

**Grant Type:** Brownfield Assessment Grant  
**Amount:** \$400,000  
**Contamination:** \$200,000 Petroleum and \$200,000 Hazardous Substance  
**Assessment Grant:** Community-Wide

d. **Location:** City of Bay City, Bay County, Michigan

e. **Site Specific Property Name and Address:** Not Applicable (Community-Wide)

f. **Contacts:**

**Project Director:** Sara Dimitroff, Economic Development Project Manager

City of Bay City  
301 Washington Avenue  
Bay City, Michigan 48708  
Phone: 989-894-8159  
Email: [SDimitroff@baycitymi.org](mailto:SDimitroff@baycitymi.org)

**City Manager:** Richard Finn, City Manager

City of Bay City  
301 Washington Avenue  
Bay City, Michigan 48708  
Phone: 989-894-8200  
Email: [RFinn@baycitymi.org](mailto:RFinn@baycitymi.org)

g. **Date Submitted:** December 18, 2015

h. **Project Period:** Three Years from award

i. **Population:** 34,932

j. **Special Considerations:**

The City of Bay City has a proven track record of successfully implementing USEPA grant funds to facilitate redevelopment and has leveraged millions of dollars in private investment in the community. Our experience and ability would ensure if successful we would continue the momentum we have started. An exemplary example of this is the Uptown Bay City property. This site was assessed and cleaned up using USEPA Brownfield Grant and Loan funds. This redevelopment, which would have not been possible without USEPA support, has resulted in at least \$50 million in private investment and will result in the private investment of \$100 million and to date as created over 500 permanent full time jobs. This waterfront brownfield site represents only one of our critical waterfront and downtown situated brownfield sites. With additional resources, we would continue the momentum of success in redevelopment, community and environmental quality improvement demonstrated by this success, which epitomizes the spirit and purpose of the USEPA Brownfield Grants.

We sincerely appreciate the time and consideration extended to us on this matter.

Sincerely,



Sara Dimitroff

Economic Development Project Manager

Cc: Deborah Orr, USEPA Region

### Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: CITY OF BAY CITY

#### ***Regional Priorities Other Factor***

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

COORDINATED PUBLIC FUNDING FOR BROWNFIELDS

Page Number(s): 8-12, 14, 15

#### ***Assessment Other Factors Checklist***

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

<b>Other Factor</b>	<b>Page #</b>
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	7
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy	



<p>party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b></p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

City of Bay City

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

386004659

\* c. Organizational DUNS:

0662018440000

**d. Address:**

\* Street1:

301 Washington Ave

Street2:

\* City:

Bay City

County/Parish:

\* State:

MI: Michigan

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

48708-5837

**e. Organizational Unit:**

Department Name:

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

\* First Name:

Sara

Middle Name:

\* Last Name:

Dimitroff

Suffix:

Title:

Economic Development Project Manager

Organizational Affiliation:

\* Telephone Number:

9898948159

Fax Number:

\* Email:

sdimitroff@baycitymi.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Bay City, Michigan Community Wide Brownfield Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: